

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Certificate of Notice Page 1 of 5

In Re:

Jagmohan Vasudeva and Meena
Vasudeva

Case No.:

22-14193

Chapter:

13

Judge:

Christine M. Gravelle

NOTICE OF PROPOSED PRIVATE SALE

Jagmohan and Meena Vasudeva, _____ the Debtors _____, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne A. Naughton
Clerk's Office
Clarkson S. Fisher US Courthouse
402 East State Street
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on November 15, 2023 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 6 Mimi Drive, Monroe Township, NJ 08831

Proposed Purchaser: John Shinouda and Neveen Shinouda

Sale price: \$875,000

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: ReMax/Keller Williams (Brokers); Eugene D. Roth (Attorney)

Amount to be paid: Brokers' Commission - \$26,250; Attorney Fee - \$2,500

Services rendered: Attorney services include review of the Contract of Sale, preparation of Attorney Review letters, closing documents and attendance at closing.

The broker secured the purchasers for the real property.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Law Office of Eugene D. Roth

Address: Valley Park East, 2520 Hwy. 35, Suite 307, Manasquan, NJ 08736

Telephone No.: 732-292-9288

In re:
Jagmohan Vasudeva
Meena Vasudeva
Debtors

Case No. 22-14193-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Oct 24, 2023

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 32

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 26, 2023:

Recip ID	Recipient Name and Address
db/jdb	+ Jagmohan Vasudeva, Meena Vasudeva, 6 Mimi Drive, Monroe, NJ 08831-3528
r	+ Charan Bajwa, RE/MAX One, 3790 U.S. Highway 1, Suite 3, Monmouth Junction, NJ 08852-2447
519621955	+ AR Distributors,LLC., 6 Mimi Dr., Monroe Township, NJ 08831-3528
519621956	+ Bank of America, c/o KML Law Group, P.C., 216 Haddon Ave Suite 406, Collingswood, NJ 08108-2812
519621962	+ Jeff Green, PO Box 285, Colts Neck, NJ 07722-0285
519621964	Loancare, PO Biox 37625, Philadelphia, PA 19101-0628
519621970	+ Smoky Barn, 200 Buckelew Ave, Ste C, Monroe Township, NJ 08831-1696
519663369	State of New Jersey, Department of Treasury, Division of Taxation, Bankruptcy Unit, PO Box 245 Trenton, NJ 08695-0245
519621971	TD Bank N.A. F/K/A Commerce Bank N.A., c/o: Fleischer, Fleischer & Suglia, Plaza1000 at Main Street Suite 208, Voorhees, NJ 08043
519621972	+ Township of Middlesex, Tax Collector, 1200 Mountain Avenue, Middlesex, NJ 08846-2700

TOTAL: 10

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
aty	+ Email/Text: RASEBN@raslg.com	Oct 24 2023 22:18:00	Robertson, Anschutz, Schneid, Crane & Partners, PL, 130 Clinton Road, Suite 2, Fairfield, NJ 07004-2926
smg	Email/Text: usanj.njbankr@usdoj.gov	Oct 24 2023 22:18:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Oct 24 2023 22:18:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/Text: RASEBN@raslg.com	Oct 24 2023 22:18:00	LOANCARE, LLC, 130 Clinton Road,, Suite 202, Fairfield, NJ 07004-2927
cr	+ Email/Text: RASEBN@raslg.com	Oct 24 2023 22:18:00	NewRez LLC d/b/a Shellpoint Mortgage Servicing, Robertson, Anschutz, Schneid, Crane, 13010 Morris Rd., Suite 450, Alpharetta, GA 30004-2001
cr	+ Email/Text: enotifications@santanderconsumerusa.com	Oct 24 2023 22:18:00	Santander Consumer USA Inc. dba Chrysler Capital, P.O. Box 961275, Fort Worth, TX 76161-0275
519632051	+ Email/Text: enotifications@santanderconsumerusa.com	Oct 24 2023 22:18:00	CHRYSLER CAPITAL, P.O. BOX 961275, FORT WORTH, TX 76161-0275
519645892	+ Email/PDF: ebn_ais@aisinfo.com	Oct 24 2023 22:25:47	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519621957	Email/Text: enotifications@santanderconsumerusa.com	Oct 24 2023 22:18:00	Chrysler Capital, PO Box 660335, Dallas, TX 75266-0335
519621958	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Oct 24 2023 22:18:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346

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519621963	Email/Text: legaldivision@kheaa.com	Oct 24 2023 22:18:00	KHEAA, PO Box 798, Frankfort, KY 40602-0798
519673063	+ Email/Text: LC-Bankruptcy-RF@loancare.net	Oct 24 2023 22:18:00	LOANCARE, LLC, 3637 Sentara Way, Virginia Beach, VA 23452-4262
519671704	Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Oct 24 2023 22:19:00	MEB Loan Trust, c/o Select Portfolio Servicing, Inc., P.O. Box 65250, Salt Lake City UT 84165-0250
520029662	+ Email/Text: mtgbk@shellpointmtg.com	Oct 24 2023 22:18:00	NewRez LLC, d/b/a Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603-0826
520029663	+ Email/Text: mtgbk@shellpointmtg.com	Oct 24 2023 22:18:00	NewRez LLC, d/b/a Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603-0675, NewRez LLC, d/b/a Shellpoint Mortgage Servicing 29603-0826
520024282	+ Email/Text: mtgbk@shellpointmtg.com	Oct 24 2023 22:18:00	NewRez LLC d/b/a Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603-0826
520024283	+ Email/Text: mtgbk@shellpointmtg.com	Oct 24 2023 22:18:00	NewRez LLC d/b/a Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603, NewRez LLC d/b/a Shellpoint Mortgage Ser, P.O. Box 10826, Greenville, SC 29603-0826
519999761	+ Email/Text: RASEBN@raslg.com	Oct 24 2023 22:18:00	NewRez LLC d/b/a Shellpoint Mortgage Servicing, Robertson, Anschutz, Schneid, & Crane PL, 13010 Morris Rd., Suite 450, Alpharetta, GA 30004-2001
519621968	+ Email/Text: RASEBN@raslg.com	Oct 24 2023 22:18:00	Newrez, c/o Robertson, Anschutz, Schneid Crane, 130 Clinton Rd. Ste 202, Fairfield, NJ 07004-2927
519666238	Email/Text: bnc-quantum@quantum3group.com	Oct 24 2023 22:18:00	Quantum3 Group LLC as agent for, Mercury Financial/First Bank & Trust, PO Box 788, Kirkland, WA 98083-0788
519621965	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Oct 24 2023 22:18:00	New Jersey Division of Taxation, PO Box 245, Trenton, NJ 08695-0245
519621969	Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Oct 24 2023 22:19:00	Select Portfolio Servicing, PO Box 65450, Salt Lake City, UT 84165-0450

TOTAL: 22

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
lm	*+	Loancare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452-4262
519621959	*+	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519621960	*+	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519621961	*+	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519621966	*P++	STATE OF NEW JERSEY DIVISION OF TAXATION, ATTN BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08695-0245, address filed with court:, New Jersey Division of Taxation, PO Box 245, Trenton, NJ 08695-0245
519621967	*P++	STATE OF NEW JERSEY DIVISION OF TAXATION, ATTN BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08695-0245, address filed with court:, New Jersey Division of Taxation, PO Box 245, Trenton, NJ 08695-0245

TOTAL: 0 Undeliverable, 6 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

District/off: 0312-3

User: admin

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Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 26, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 23, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Aleisha Candace Jennings	on behalf of Creditor LOANCARE LLC ajennings@raslg.com
Aleisha Candace Jennings	on behalf of Loss Mitigation LoanCare LLC ajennings@raslg.com
Aleisha Candace Jennings	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing ajennings@raslg.com
Brian C. Nicholas	on behalf of Creditor MEB Loan Trust bnicholas@kmlawgroup.com bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor MEB Loan Trust dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Eugene D. Roth	on behalf of Joint Debtor Meena Vasudeva erothesq@gmail.com
Eugene D. Roth	on behalf of Debtor Jagmohan Vasudeva erothesq@gmail.com
Jill Manzo	on behalf of Creditor Select Portfolio Servicing Inc., as servicer for MEB Loan Trust jmanzo@spinellalawgroup.com
R. A. Lebron	on behalf of Creditor Select Portfolio Servicing Inc., as servicer for MEB Loan Trust bankruptcy@fskslaw.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
William E. Craig	on behalf of Creditor Santander Consumer USA Inc. dba Chrysler Capital ecmail@mortoncraig.com mortoncraigecef@gmail.com

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